

**RESOLUTION NO. 20091119-098**

**WHEREAS**, the City Council was requested to review and approve the use of parkland for right-of-way purposes through dedicated parkland known as Town Lake – Holly Shores Park; and

**WHEREAS**, notice of public meeting to be held on November 19, 2009, was given for three consecutive weeks on October 25, November 1, and November 8, 2009 in a newspaper of general circulation; and

**WHEREAS**, such public hearing was held November 19, 2009, by the City Council to consider the use of parkland for right-of-way purposes;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

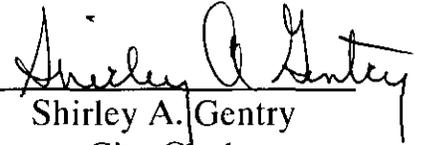
The City Council finds that, having taken into account clearly enunciated local preferences, there is no feasible and prudent alternative to the use of the parkland (detailed in the attached Exhibit "A") for public right-of-way purposes and the conveyance of the parkland for such proposed use is approved.

The City Council finds that all reasonable planning has been done to minimize harm to the parkland from the resulting use.

The City Manager is authorized to take such measures as may be necessary, favorable or required.

**ADOPTED:** November 19, 2009

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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EXHIBIT "A-1"

CITY OF AUSTIN  
(DRAINAGE EASEMENT)

October 16, 2009

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.003 ACRE (136 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 42, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON THE REVISED MAP OF H & T C R R ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 8 OF THE ANNEX TO RIVER VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 301, PAGE 149, DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ANDREW ROBESON TIDRICK IN A HOMESTEAD LIEN CONTRACT AND DEED OF TRUST DATED NOVEMBER 10, 2006, RECORDED IN DOCUMENT NO. 2006241051, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.003 ACRE (136 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn, U.S. Feet) values of N=10,064,851.40, E=3,123,159.24, in the common lot line of Lot 8 and Lot 9 of said Annex to River View Addition for the northeast corner of this tract, from which a ½-inch diameter iron pipe found at the common north corner of Lot 4 and Lot 5 of said Annex to River View Addition, and in the south right-of-way line of Canterbury Street, a 60-foot wide right-of-way, bears N 20°25'02" E, a distance of 125.00 feet to a calculated point at the common north corner of said Lot 8 and Lot 9, and with the said south right-of-way line of Canterbury Street, S 69°34'58" E, at a distance of 98.00 feet pass a ½-inch diameter iron pipe found at the common north corner of Lot 6 and Lot 7 of said Annex to River View Addition, continuing in all a distance of 196.65 feet;

**THENCE**, with the said common line of said Lot 8 and Lot 9, S 20°25'02" W a distance of 34.06 feet to a 60d nail set for the south corner of this tract;

**THENCE**, crossing through the interior of said Lot 8, the following two (2) courses:

- 1) N 04°00'28" E, a distance of 28.28 feet to a 60d nail set for the northwest corner of this tract;

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A-1

- 2) N 69°28'04" E, a distance of 10.58 feet to the **POINT OF BEGINNING** and containing 0.003 acre (136 square feet) of land.

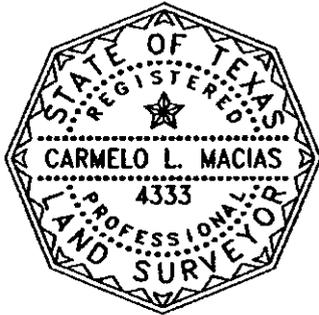
**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

**THE STATE OF TEXAS** §  
 § **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS** §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of October, 2009, A.D.



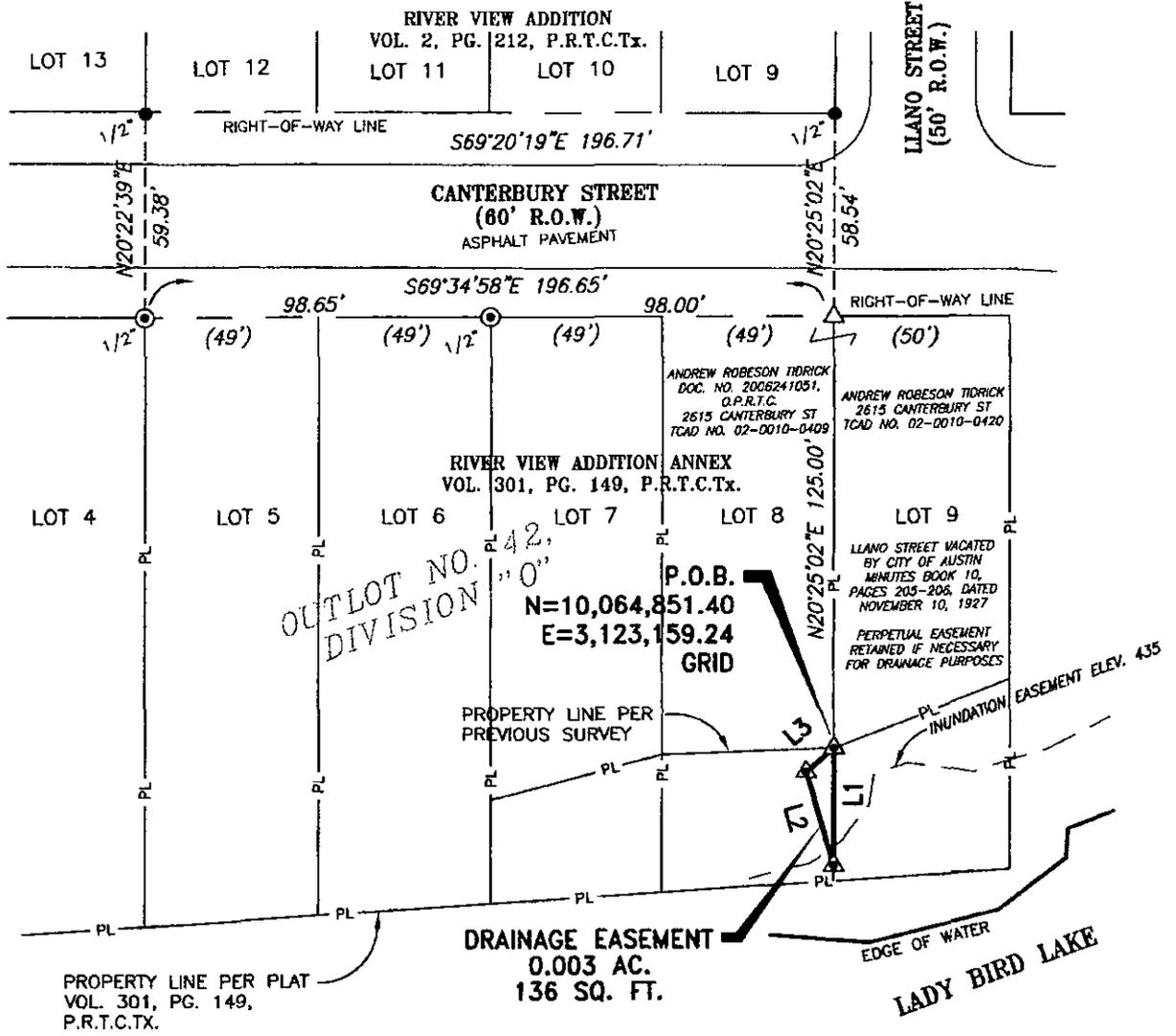
Macias & Associates, L.P.  
 5410 South 1<sup>st</sup> Street  
 Austin, Texas 78745  
 512-442-7875

*Carmelo L. Macias*  
 Carmelo L. Macias  
 Registered Professional Land Surveyor  
 No. 4333 – State of Texas

**REFERENCES**  
 MAPSCO 2009 615H  
 Austin Grid No. K-21  
 TCAD PARCEL ID NOs. 02-0010-0409  
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-17-09

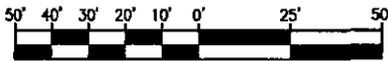
A-1

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S20°25'02"W	34.06'
L2	N04°00'28"E	28.28'
L3	N69°28'04"E	10.58'



GRAPHIC SCALE

1"=50'

**BEARING BASIS:**

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "EUD 267" HAVING COORDINATE VALUES OF N=10,061,555.69, E=3,118,841.62. ALL DISTANCES SHOWN ARE SURFACE DISTANCES, COMBINED SCALE FACTOR = 1.00011.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.CAD. TRAVIS COUNTY APPRAISAL DISTRICT
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

*Carmelo L. Macias 10-19-09*

Carmelo L. Macias                      Date:  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

PAGE 3 OF 3

DATE: 10-14-09  
DRAWN BY: T.BLENDEEN, S.I.T.  
MAIL JOB NO.: 365-17-09  
REFERENCE: F.B. 546, PG. 67

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**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

EXHIBIT "A-2"

CITY OF AUSTIN  
(TEMPORARY WORKING SPACE  
EASEMENT)

October 16, 2009

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.001 ACRE (47 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 42, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON THE REVISED MAP OF H & T C R R ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 8 OF THE ANNEX TO RIVER VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 301, PAGE 149, DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ANDREW ROBESON TIDRICK IN A HOMESTEAD LIEN CONTRACT AND DEED OF TRUST DATED NOVEMBER 10, 2006, RECORDED IN DOCUMENT NO. 2006241051, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.001 ACRE (47 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn, U.S. Feet) values of N=10,064,819.49, E=3,123,147.36, in the common lot line of Lot 8 and Lot 9 of said Annex to River View Addition for the east corner of this tract, from which a ½-inch diameter iron pipe found at the common north corner of Lot 4 and Lot 5 of said Annex to River View Addition, and in the south right-of-way line of Canterbury Street, a 60-foot wide right-of-way, bears N 20°25'02" E, a distance of 159.06 feet to a calculated point at the common north corner of said Lot 8 and Lot 9, and with the said south right-of-way line of Canterbury Street, S 69°34'58" E, at a distance of 98.00 feet pass a ½-inch diameter iron pipe found at the common north corner of Lot 6 and Lot 7 of said Annex to River View Addition, continuing in all a distance of 196.65 feet;

**THENCE**, with the common lot line of said Lot 8 and Lot 9, S 20°25'02" W a distance of 4.45 feet to a calculated point at the common south corner of said Lot 8 and Lot 9, for the south corner of this tract;

**THENCE**, with the south line of said Lot 8, N 73°22'25" W a distance of 1.84 feet to a 60d nail set for the west corner of this tract;

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A-2

**THENCE**, crossing through the interior of said Lot 8, the following two (2) courses:

- 1) N 09°25'46" E, a distance of 32.29 feet to a 60d nail set for the north corner of this tract;
- 2) S 04°00'28" W, a distance of 28.28 feet to the **POINT OF BEGINNING** and containing 0.001 acre (47 square feet) of land.

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

**THE STATE OF TEXAS** §  
 §                                   **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS** §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of October, 2009, A.D.



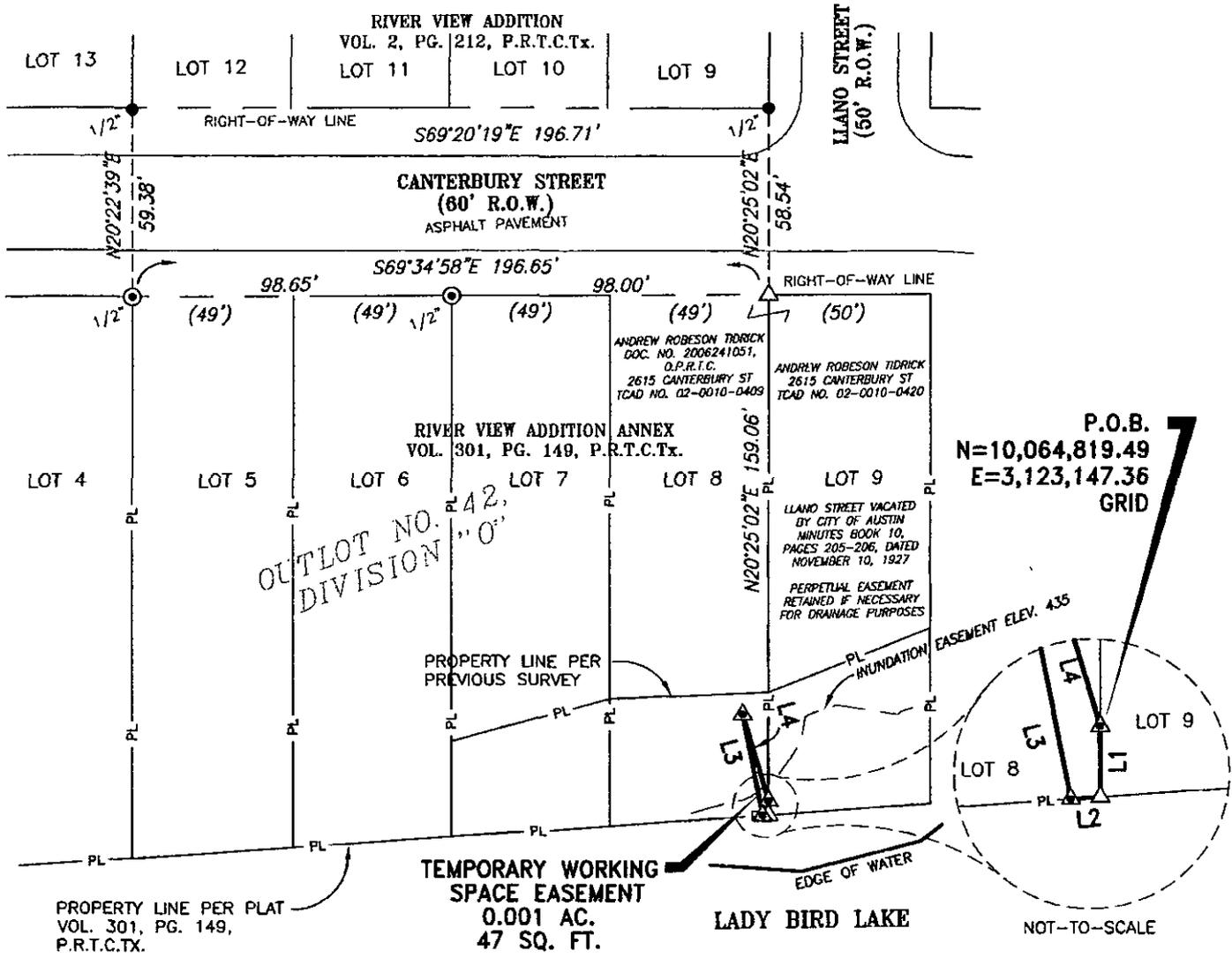
Macias & Associates, L.P.  
 5410 South 1<sup>st</sup> Street  
 Austin, Texas 78745  
 512-442-7875

*Carmelo L. Macias*  
 \_\_\_\_\_  
 Carmelo L. Macias  
 Registered Professional Land Surveyor  
 No. 4333 – State of Texas

**REFERENCES**  
 MAPSCO 2009 615H  
 Austin Grid No. K-21  
 TCAD PARCEL ID NOS. 02-0010-0409  
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-17-09

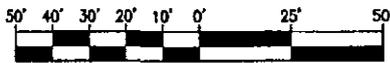
A-2

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S20°25'02"W	4.45'
L2	N73°22'25"W	1.84'
L3	N09°25'46"E	32.29'
L4	S04°00'28"W	28.28'



GRAPHIC SCALE

1"=50'



## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

### BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "EUD 267" HAVING COORDINATE VALUES OF N=10,061,555.69, E=3,118,841.62. ALL DISTANCES SHOWN ARE SURFACE DISTANCES, COMBINED SCALE FACTOR = 1.00011.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



*Carmelo L. Macias* 10-19-09 PAGE 3 OF 3

Carmelo L. Macias Date:  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

DATE: 10-14-09  
DRAWN BY: T.BLENDEEN, S.I.T.  
MAI JOB NO.: 365-17-09  
REFERENCE: F.B. 546, PG. 67

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**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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EXHIBIT "A-3"

CITY OF AUSTIN  
(TEMPORARY WORKING SPACE  
EASEMENT)

October 16, 2009

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.001 ACRE (31 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 42, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON THE REVISED MAP OF H & T C R R ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 8 OF THE ANNEX TO RIVER VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 301, PAGE 149, DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ANDREW ROBESON TIDRICK IN A HOMESTEAD LIEN CONTRACT AND DEED OF TRUST DATED NOVEMBER 10, 2006, RECORDED IN DOCUMENT NO. 2006241051, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.001 ACRE (31 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn, U.S. Feet) values of N=10,064,851.40, E=3,123,159.24, in the common lot line of Lot 8 and Lot 9 of said Annex to River View Addition for the east corner of this tract, from which a ½-inch diameter iron pipe found at the common north corner of Lot 4 and Lot 5 of said Annex to River View Addition, and in the south right-of-way line of Canterbury Street, a 60-foot wide right-of-way, bears N 20°25'02" E, a distance of 125.00 feet to a calculated point at the common north corner of said Lot 8 and Lot 9, and with the said south right-of-way line of Canterbury Street, S 69°34'58" E, at a distance of 98.00 feet pass a ½-inch diameter iron pipe found at the common north corner of Lot 6 and Lot 7 of said Annex to River View Addition, continuing in all a distance of 196.65 feet;

**THENCE**, crossing through the interior of said Lot 8, the following three (3) courses:

- 1) S 69°28'04" W, a distance of 10.58 feet to a 60d nail set for a the south corner of this tract;
- 2) N 09°25'46" E, a distance of 6.72 feet to a 60d nail set for the northwest corner of this tract;

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- 3) S 71°39'05" E, a distance of 9.28 feet to the **POINT OF BEGINNING** and containing 0.001 acre (31 square feet) of land.

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

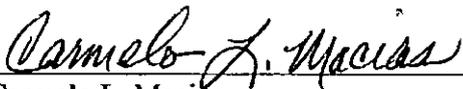
**THE STATE OF TEXAS**    §  
    §            **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS**    §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of October, 2009, A.D.

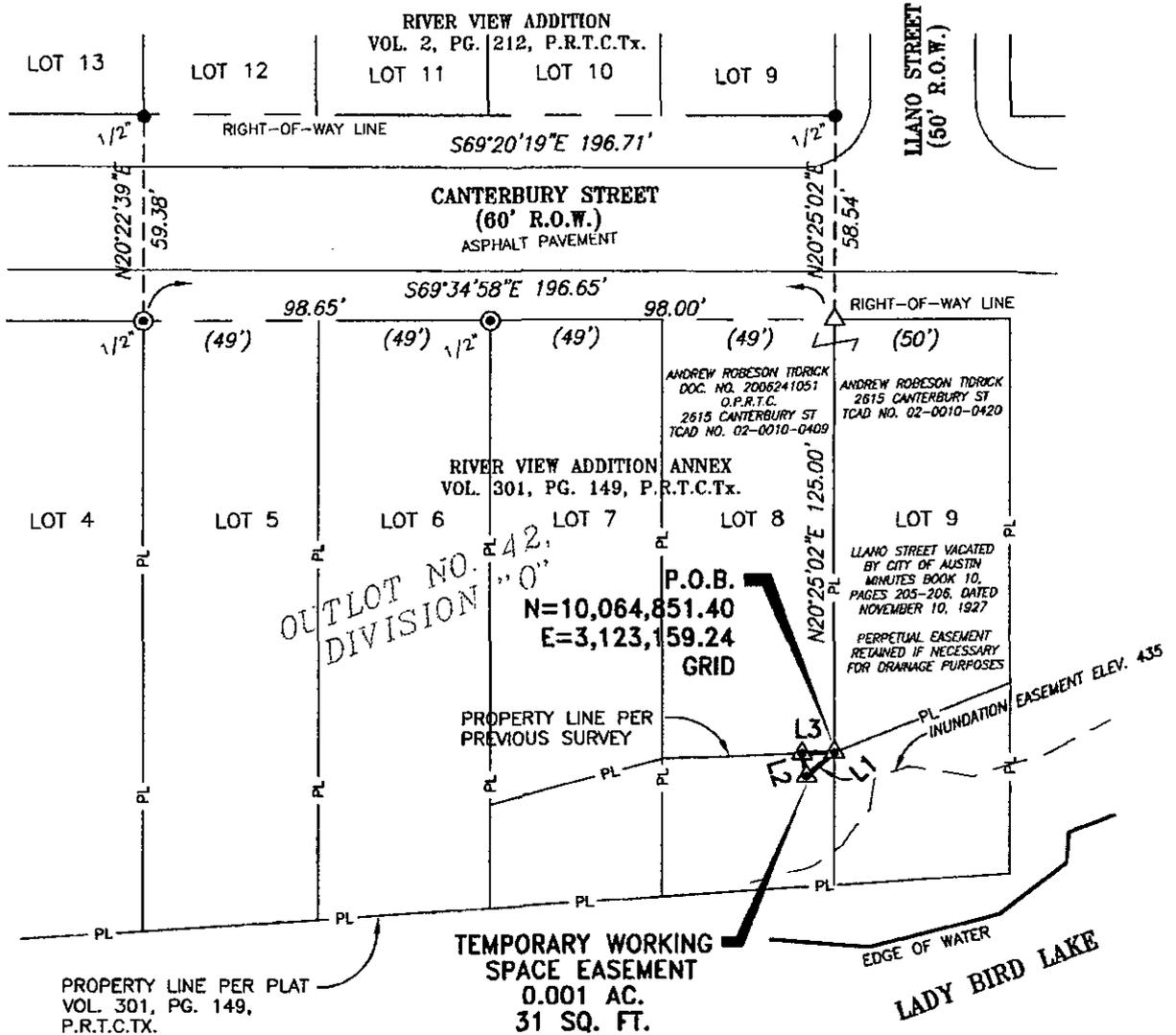


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 512-442-7875

  
 Carmelo L. Macias  
 Registered Professional Land Surveyor  
 No. 4333 – State of Texas

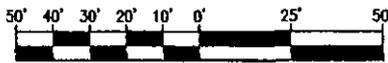
**REFERENCES**  
 MAPSCO 2009 615H  
 Austin Grid No. K-21  
 TCAD PARCEL ID NOs. 02-0010-0409  
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-17-09

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S69°28'04"W	10.58'
L2	N09°25'46"E	6.72'
L3	S71°39'05"E	9.28'



GRAPHIC SCALE

1"=50'

**BEARING BASIS:**

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "EUD 267" HAVING COORDINATE VALUES OF N=10,061,555.69, E=3,118,841.62. ALL DISTANCES SHOWN ARE SURFACE DISTANCES, COMBINED SCALE FACTOR = 1.00011.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 80D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.CAD. TRAVIS COUNTY APPRAISAL DISTRICT
- P.R.T.C.tx PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

*Carmelo L. Macias 10-19-09* PAGE 3 OF 3

Carmelo L. Macias                      Date:  
Registered Professional Land Surveyor

DATE: 10-14-09  
DRAWN BY: T.BLENDEN, S.I.T.  
MAIL JOB NO.: 365-17-09  
REFERENCE: F.B. 546, PG. 67

J:\JOBS\ALAN PLUMMER\LLANO ST DRAINAGE (MP\365-17-09)\DWG\TWSE2.DWG

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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FAX (512)442-7876 WWW.MACIASWORLD.COM



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

EXHIBIT "A 4"

CITY OF AUSTIN  
(TEMPORARY WORKING SPACE  
EASEMENT)

October 16, 2009

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.127 ACRE (5,525 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 42, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON THE REVISED MAP OF H & T C R R ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK C OF THE FELIX WILLIAMS SUBDIVISION RECORDED IN VOLUME 4, PAGE 309, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED DATED APRIL 1, 1959, RECORDED IN VOLUME 2020, PAGE 434, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 11 OF THE ANNEX TO RIVER VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 301, PAGE 149, DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED DATED FEBRUARY 19, 1975, RECORDED IN VOLUME 5132, PAGE 957, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 10 OF SAID ANNEX TO RIVER VIEW ADDITION, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED DATED APRIL 11, 1968, RECORDED IN VOLUME 3455, PAGE 2299, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 ACRE (5,525 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn, U.S. Feet) values of N=10,064,915.66, E=3,123,409.12, in the south right-of-way line of Canterbury Street, a 60-foot wide right-of-way, and the in north line of Lot 3 of said Felix Williams Subdivision, for the northwest corner of this tract, from which a ½-inch diameter iron pipe found at the common north corner of Lot 4 and Lot 5 of said Annex to River View Addition, and in the said south right-of-way line of Canterbury Street, bears S 86°54'02" W, a distance of 56.13 feet to a calculated point, and continuing with the said south right-of-way line, S 69°34'58" E, at a distance of 258.30 feet pass a ½-inch diameter iron pipe found at the common north corner of Lot 6 and Lot 7 of said Annex to River View Addition, continuing in all a distance of 365.95 feet;

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A-4

**THENCE**, N 86°54'02" E, with the said south right-of-way line of Canterbury Street and the north line of said Lot 3 a distance of 20.94 feet, to a 60d nail set for the northeast corner of this tract;

**THENCE**, crossing through the interior of said Lot 3, Lot 11 and Lot 10, the following seven (7) courses:

- 1) S 14°10'25" W, a distance of 23.13 feet to a 60d nail set at the point of curvature of a curve to the right;
- 2) With the arc of said curve to the right having a radius of 40.00 feet, an arc distance of 52.63 feet, an interior angle of 75°23'14" and a chord which bears S 51°52'02" W, a distance of 48.92 feet to a 60d nail set at the point of tangency;
- 3) S 89°33'39" W, a distance of 43.70 feet to a 60d nail set for at the point of curvature of a curve to the left,
- 4) With the arc of said curve to the left, having a radius of 50.00 feet, an arc distance of 58.51 feet, an interior angle of 67°02'38" and a chord which bears S 56°02'20" W, a distance of 55.23 feet to a 60d nail set at the point of tangency;
- 5) S 22°31'01" W, a distance of 26.12 feet to a 60d nail set for a corner of this tract;
- 6) N 89°54'46" W, a distance of 72.86 feet to a 60d nail set for an angle point;
- 7) S 62°52'48" W, a distance of 19.22 feet to a 60d nail set in the south line of said Lot 10 for a corner of this tract;

**THENCE**, N 73°22'25" W, with the south line of said Lot 10, a distance of 2.71 feet to a calculated point at the common south corner of said Lot 9 and Lot 10 for the southwest corner of this tract;

**THENCE**, N 20°25'02" E, with the common line of said Lot 9 and Lot 10, a distance of 29.88 feet to 60d nail set for the most westerly northwest corner of this tract;

**THENCE**, crossing through the interior of said Lot 10, Lot 11 and Lot 3, the following six (6) courses:

- 1) S 89°54'46" E, a distance of 68.80 feet to a 60d nail set for an interior corner of this tract;
- 2) N 22°31'01" E, a distance of 12.74 feet to a 60d nail set at the point of curvature of a curve to the right;
- 3) With the arc of said curve to the right having a radius of 70.00 feet, an arc distance of 81.91 feet, an interior angle of 67°02'38" and a chord which bears N 56°02'20" E, a distance of 77.32 feet to a 60d nail set at the point of tangency;
- 4) N 89°33'39" E, a distance of 43.70 feet to a 60d nail set at the point of curvature of a curve to the left;

- 5) With the arc of said curve to the left having a radius of 20.00 feet, an arc distance of 26.32 feet, an interior angle of 75°23'14" and a chord which bears N 51°52'02" E, a distance of 24.46 feet to a 60d nail set at the point of tangency;
- 1) N 14°10'25" E, a distance of 16.91 feet to the **POINT OF BEGINNING** and containing 0.127 acre (5,525 square feet) of land.

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

**THE STATE OF TEXAS**    §  
    §            **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS**     §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of October, 2009, A.D.



Macias & Associates, L.P.  
 5410 South 1<sup>st</sup> Street  
 Austin, Texas 78745  
 512-442-7875

  
 Carmelo L. Macias  
 Registered Professional Land Surveyor  
 No. 4333 – State of Texas

**REFERENCES**

MAPSCO 2009 615H  
 Austin Grid No. K-21  
 TCAD PARCEL ID NOS. 02-0010-0411, 02-0010-0412, 02-0010-0413  
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-17-09

